



**DEPARTMENT OF HUMAN SERVICES  
HOUSING AND COMMUNITY DEVELOPMENT  
CORPORATION OF HAWAII**

LINDA LINGLE  
GOVERNOR

**NEWS RELEASE**

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Stephanie Aveiro Executive Director  
Phone: (808) 587-0680

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For Immediate Release: January 30, 2004

**HOUSING POLICY STUDY FINDS MORE RESIDENTS BECOMING  
HOMEOWNERS**

HONOLULU – More Hawai'i residents are becoming homeowners, according to the 2003 Hawai'i Housing Policy Study.

The report by SMS Research indicates more people are becoming homeowners and less residents are living in overcrowded and substandard units. The report - commissioned by a consortium of state, county and private housing agencies - also cites an increase in housing prices and attributes it to falling mortgage interest rates, lack of housing construction to keep up with short-term demand, and an increase in the sales of new housing units to non-residents.

"We're encouraged by the rise in the number of people becoming homeowners, but lower-income households remain vulnerable in today's rental market," said Stephanie Aveiro, Executive Director of the Housing and Community Development Corporation of Hawai'i (HCDCH). "We're seeing more and more families who are unable to find an affordable rental even with a Section 8 rent subsidy voucher, so we're refocusing our efforts to make the program more attractive to landlords."

According to the study, an estimated 47 percent of renters are paying more than 30 percent of their income for housing. Officials estimate that within the next five years (2003-2007), an additional 17,000 rental units will be needed to meet a projected demand of lower income families.

During the same five-year period, about 13,000 affordable for-sale units will be needed to meet the housing requirements of homebuyers earning from 80% to 140% of the area median income.

“The State has been able to assist in the development of between 200 and 250 affordable rental units a year,” Aveiro said. “We’ve initiated a concerted public and private effort to see how we can increase the supply of affordable housing.

“Many families want to achieve the ‘American Dream’ of owning their own home. With over one-third of households not having enough for a down payment, we need to support private initiatives that assist families in preparing for homeownership.”

The study also found that the elderly are the fastest growing segment in Hawai‘i’s population and emphasized a need to provide them with support services. About 80 percent of households with elderly members own their own units and are not interested in ever moving from their current residence.

The 2003 Hawaii Housing Policy Study consortium includes the Housing and Community Development Corporation of Hawai‘i, the Department of Hawaiian Home Lands, the State Executive Office on Aging, County Housing Agencies, and the Hawai‘i Community Reinvestment Corporation. Castle and Cooke, Campbell Estate, and Grove Farm also participated in the study. The 2003 housing study, which updates previous studies conducted in 1992 and 1997, consists of four major components:

1. A housing survey to measure housing demand in the short-run and long-run and obtain demographic and economic characteristics of Hawai‘i’s households;
2. An update of housing inventory tables and charts;
3. Interactive housing supply/demand models; and
4. Historic and current information on rental housing availability and rates statewide.

Additional information includes:

5. Landlord and tenant interest or actual participation in the Section 8 Housing Choice Voucher Program.
6. Identification of the advertised rental units that fall within the payment standards for the Section 8 Housing Choice Voucher program.
7. Elderly (age 62+ years of age) housing supply and demand.
8. Elderly need for supportive services such as personal care, transportation, meals, and chore (housekeeping) services.
9. Reconciliation of survey and inventory information with the Census.
10. Special Tabulations for the Department of Hawaiian Home Lands
11. Provide findings in the Consolidated Plan format.

**For more information, contact:**

**Derick Dahilig**

**Public information officer, Department of Human Services**

**Phone: (808) 586-4882**